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*GRAND WELCOME FRANCHISING, LLC*

UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

GRAND WELCOME FRANCHISING, LLC,  
a limited liability company,

Plaintiff,

vs.

KEVIN ALLEN, an individual; NICOLE  
ALLEN, an individual; JEFF LUTZ, an  
individual; ANNELIESE LUTZ, an individual;  
ARKANSAS VACATION RENTAL  
PROPERTY MANAGEMENT INC., a  
for-profit corporation; KJAL, LLC, a limited  
liability company; and DOES 1-10, inclusive,

Defendants.

Case No. 2:24-cv-01462-DJA

**STIPULATION AND ORDER TO DISMISS  
WITH PREJUDICE**

Pursuant to Federal Rule of Civil Procedure 41(a)(1)(A)(ii), Grand Welcome Franchising, LLC (“Grand Welcome”), by and through their counsel of record, Hone Law, and Defendants Jeff Lutz, Anneliese Lutz, and Kevin Allen (together “Franchisees”), Nicole Allen (“Franchise Guarantor”), Arkansas Vacation Rental Property Management Inc. (“Arkansas VRPM”), KJAL, LLC (“KJAL”), (collectively, “Defendants”), by and through counsel, the law firms of Snell & Wilmer and Big Rock Legacy Law Group (Grand Welcome and Defendants collectively referred to as the “Parties” and each individually as a “Party”), hereby dismiss with prejudice all claims made or that could have been made by the Parties in this action.

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1 The Parties further agree that there are no upcoming hearings or trial set in this matter,  
2 and all pending deadlines shall be vacated.

3 The Parties further agree that each Party is to bear its own costs, expenses, and attorney  
4 fees.

5 Dated the 5th day of March 2025.

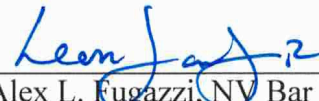
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12  
13 *Attorneys for Plaintiff*  
14 *Grand Welcome Franchising, LLC*

Dated the 5th day of March 2025.

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17  
18 **ORDER**

19 IT IS SO ORDERED.

20   
21 UNITED STATES MAGISTRATE JUDGE

22 Dated: March 6, 2025